

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

16 Valencia Road, Lilydale Vic 3140

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price

\$799,950

### Median sale price

Median price

\$950,000

Property Type

House

Suburb

Lilydale

Period - From

01/01/2024

to

31/03/2024

Source

REIV

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	17 Heath Av MOUNT EVELYN 3796	\$814,170	28/03/2024
2	14 Norris Dr LILYDALE 3140	\$810,000	29/04/2024
3	8 Irvine St MOUNT EVELYN 3796	\$785,000	20/02/2024

OR

~~**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

22/05/2024 13:27



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**Property Type:** House  
**Land Size:** 1019 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
 \$799,950  
**Median House Price**  
 March quarter 2024: \$950,000

## Comparable Properties



**17 Heath Av MOUNT EVELYN 3796 (REI)**

**Agent Comments**

 3  1  4

**Price:** \$814,170  
**Method:** Private Sale  
**Date:** 28/03/2024  
**Property Type:** House  
**Land Size:** 866 sqm approx



**14 Norris Dr LILYDALE 3140 (REI/VG)**

**Agent Comments**

 3  1  2

**Price:** \$810,000  
**Method:** Private Sale  
**Date:** 29/04/2024  
**Property Type:** House  
**Land Size:** 934 sqm approx



**8 Irvine St MOUNT EVELYN 3796 (REI)**

**Agent Comments**

 3  1  -

**Price:** \$785,000  
**Method:** Private Sale  
**Date:** 20/02/2024  
**Property Type:** House  
**Land Size:** 1475 sqm approx